

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Church Lane, Lowton

Situated in a much sought after and highly regarded residential location with excellent access to commuter routes via the A580 East Lancashire Road and close proximity to public transport routes and local schools is this very spacious detached bungalow with three double bedrooms gardens, off road parking and double integral garage

NO ONWARD CHAIN

**Asking Price £360,000**

## ENTRANCE HALL



Radiator.

## LOUNGE WITH DINING AREA 27'7 (max) x 12'2 (max) (8.41m (max) x 3.71m (max) )

Radiator. Double doors giving access to a decking area in the rear garden.

## KITCHEN 11'0 (max) x 9'7 (max) (3.35m (max) x 2.92m (max) )



Fitted with base cupboard and wall units. Integrated Oven. Gas Hob. Sink unit with mixer tap.

## UTILITY ROOM 9'7 (max) x 6'7 (max) (2.92m (max) x 2.01m (max) )



Fitted with base and wall cupboards. Inset sink. Plumbing for washing machine. Door to rear garden.

## BEDROOM 1 10'9 (max) x 10'1 (max) (3.28m (max) x 3.07m (max) )



Built in Wardrobes. Radiator.

## BEDROOM 2 9'0 (max) x 8'9 (max) (2.74m (max) x 2.67m (max) )



Built in Wardrobes. Radiator.

## BEDROOM 3/STUDY 10'10 (max) x 7'7 (max) (3.30m (max) x 2.31m (max) )



Built in Wardrobe. Radiator.

## BATHROOM



Panelled bath. Shower Cubicle. Vanity unit wash hand basin. Low level WC. Radiator Tiled walls.

## SEPARATE WC



Low level Wc. Wash hand basin.

## OUTSIDE :

### INTEGRAL GARAGE 16'10 (max) x 16'5 (max) (5.13m (max) x 5.00m (max) )

Automated up and over door. Rear personal door giving success to the Utility Room.

## GARDENS

Gardens are to the front and rear mostly laid to lawn with mature trees and hedges.

## TENURE :

Freehold.

## COUNCIL AND TAX BAND

Wigan Council Tax Band D.

## SERVICES (NOT TESTED)

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the

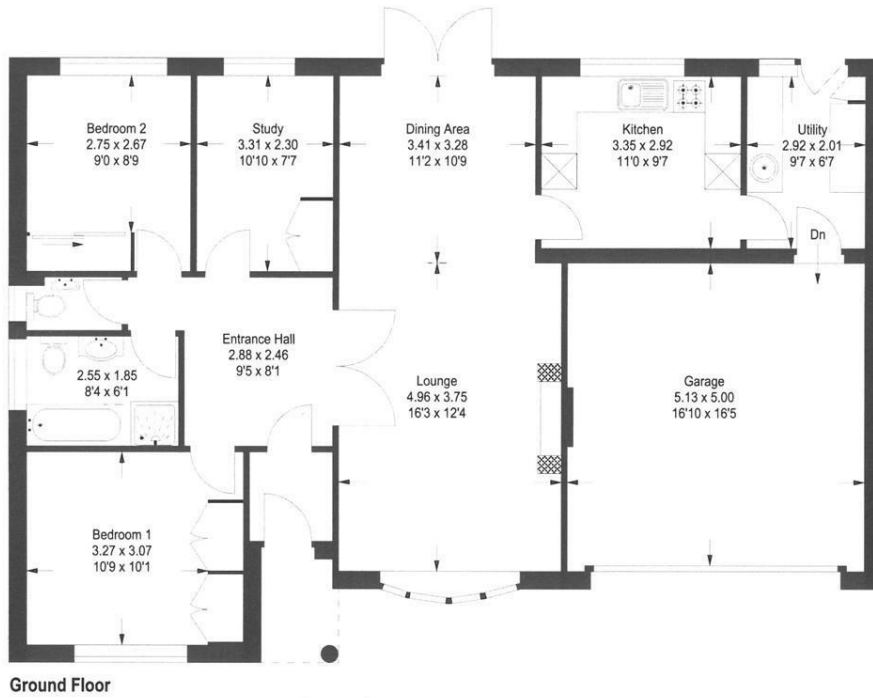
statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

## Floor Plan

# Kedra, 9b, Church Lane, Lowton.

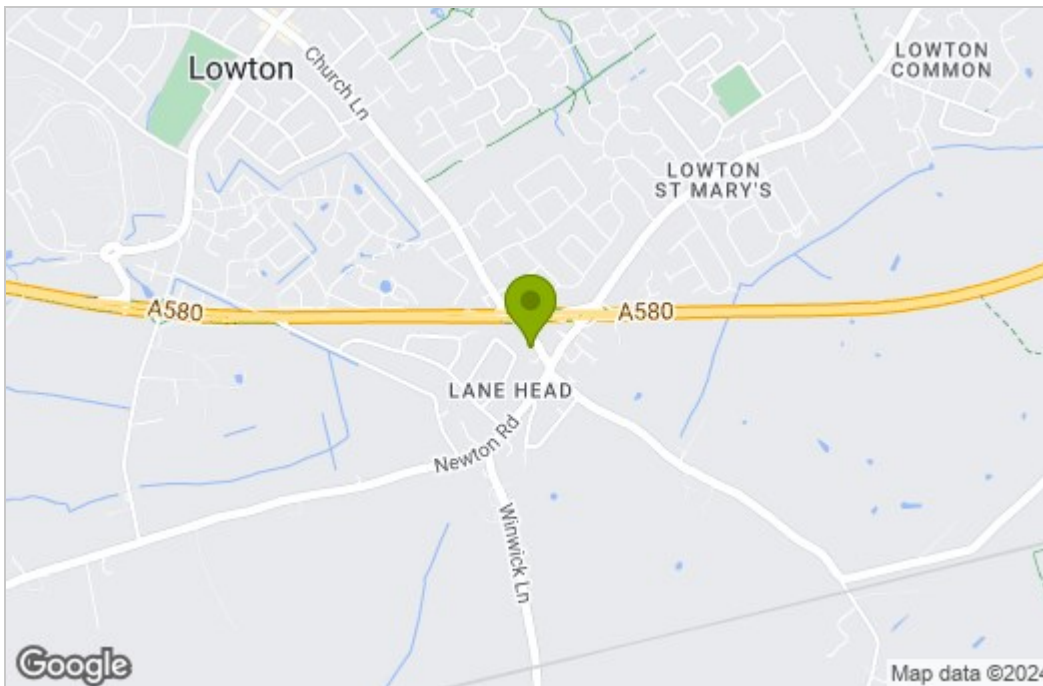
Gross internal area ( approx ) :-

122 sq m / 1312 sq ft

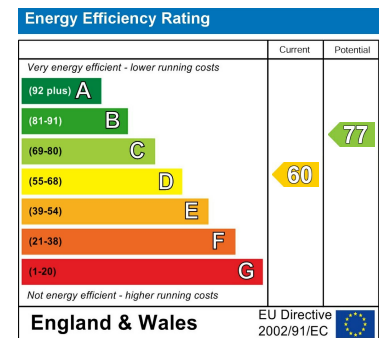


This plan is for layout guidance only. Not drawn to scale unless otherwise stated. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.